

Before the Board of Zoning Adjustment, DC

PUBLIC HEARING - March 17, 1971

Appeal No. 10691 Republic of the Philippines, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried the following Order of the Board was entered at the meeting of March 23, 1971.

ORDERED:

That the appeal for permission to establish a parking lot for five (5) years at 1600 Massachusetts Avenue, N. W., lot 800, Square S-181, be GRANTED CONDITIONALLY.

FINDINGS OF FACT:

1. The subject property is located in an S. P. District.
2. The property is improved with houses which will be razed.
3. The appellant proposes to establish a parking lot for the employees of its chancery as an interim use.
4. The future proposed use of this site is for an office building. The entire lot will not be used for parking.
5. The Department of Highways and Traffic offered no objection to the granting of this appeal.
6. Opposition was registered at the public hearing to the granting of this appeal.

OPINION:

We are of the opinion that the establishment of this parking facility will not create and dangerous or otherwise objectionable traffic conditions, that the present character and future development of the neighborhood will not be adversely affected, and that the lot is reasonably necessary and convenient to other uses in the vicinity. However, the Certificate of Occupancy shall not issue until the conditions hereinafter set forth in this Order are complied with.

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This Order shall be subject to the following conditions:

- (a) Permit shall issue for a period of one (1) year, but shall be subject to renewal in the discretion of the Board upon the filing of a new appeal in the manner prescribed by the Zoning Regulations.
- (b) All areas devoted to driveways, access lanes and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.
- (c) An eight (8) inch coping shall be erected and maintained along each side of all driveways to protect the public space.
- (d) Bumper stops shall be erected and maintained for the protection of all adjoining buildings.
- (e) No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.
- (f) All parts of the lot shall be kept free of refuse or debris and shall be ~~paved~~ or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance.
- (g) No other use shall be conducted from or upon the premises and no structure other than the attendant's shelter shall be erected or used upon the premises unless such use or structures are otherwise permitted in the zoning district in which the parking lot is located.
- (h) Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

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The Board reserves any right to direct revocation of the occupancy permit upon a proper showing that any terms or conditions of this Order have been violated.

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

BY: _____
GEORGE A. GROGAN
Secretary for the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.